

Planning Board  
Minutes  
October 11, 2007

The Planning Board meeting convened at 6:37 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, and Town Planner Eric Smith. Robert MacLeod and Tom Ruble were absent.

Agenda read by Chairman MacMillan.

Minutes of the September 27, 2007 Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 3 to 0.

Chairman Comments:

- Lakeview Estates – Eric visited site to investigate Bob Gingras concern of soil erosion. Chairman MacMillan will be sending Kevin Schumacher a letter outlining the concerns at the site.
- Reviewed LID Bylaw proposal. A motion made by Whitney, 2<sup>nd</sup> by Kalagher, that Planning Board supports recommendation, was voted 3 to 0 in favor.
- Reminder that the LID forum will be held on October 24, 2007.
- Consulting Engineer Proposals – Received 11. Sent to TA. A committee of Staff People will review.
- Discussed new web site.
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Town Planner Comments

- Discussed Village Center Moratorium Zoning Bylaw to be presented at fall town Meeting. Public hearing will be held November 1, 2007 at PB meeting.
- Received 168 returns on affordable housing survey.
- R. Wright, Hardware Store, is having trouble locating 4 foot fence. Questioned if PB would go higher. PB agreed could go to 5 feet.
- Public information meeting about Rail Trail will be held November 28, 2007.
- To – Do list. Change driveway regulations to a 1. Eric and Chairman MacMillan will discuss with TA.

7:00 PM – Open Discussion

- Members of the Stodge Meadow Lake Association attended meeting to voice concerns they have with Lakeview Estates. Primary concern was building permits would be issued before infrastructure complete. Chairman MacMillan explained the covenant to those present and assured no permits will be issued before work completed to plan. Another concern was Log Cabin Road being used as access for septic systems.

7:15PM – ANR

- Northland Realty Trust – Tuckerman Road – Valarie Daigle was present to explain ANR. After review a motion by Whitney, 2<sup>nd</sup> by Kalagher, to endorse plan as presented was voted 3 to 0 in favor. ANR creates 2 additional lots.

- Lamb – Brook Road (Continued from September 27, 2007) – Frank Preston was present. Reviewed court case Albermarle Realty Corp. vs. Planning Board of Framingham, MA. Similar circumstances as Brook Road. A motion by Kalagher, 2<sup>nd</sup> by Whitney, to endorse plan as presented was voted 3 to 0 in favor. ANR creates 3 additional lots.
- Landry – Hilltop Drive – Robert Landry, owner, was present. James Gaffney presented ANR. After review a motion by Kalagher, 2<sup>nd</sup> by Whitney, to endorse ANR as presented was voted 3 to 0 in favor. ANR creates 2 additional lots.

#### Correspondence

- Reviewed various notices.
- Members signed Sexual Harassment Policy.
- Memo from TA that no permits will be granted to anyone owing back taxes.
- Annual Federation of Planning annual dinner memo.
- Building permits issued for September was 4 total.
- Annual Report MRPC.
- Joe Kalagher gave brief update on Residential Sprinkler Seminar he attended.

Next PB meeting scheduled for October 25, 2007.

Meeting was adjourned at 9:10PM.

Respectively submitted,

Bruce Whitney - Clerk